



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov

FAX 410-313-3467

TDD 410-313-2323

TECHNICAL STAFF REPORT

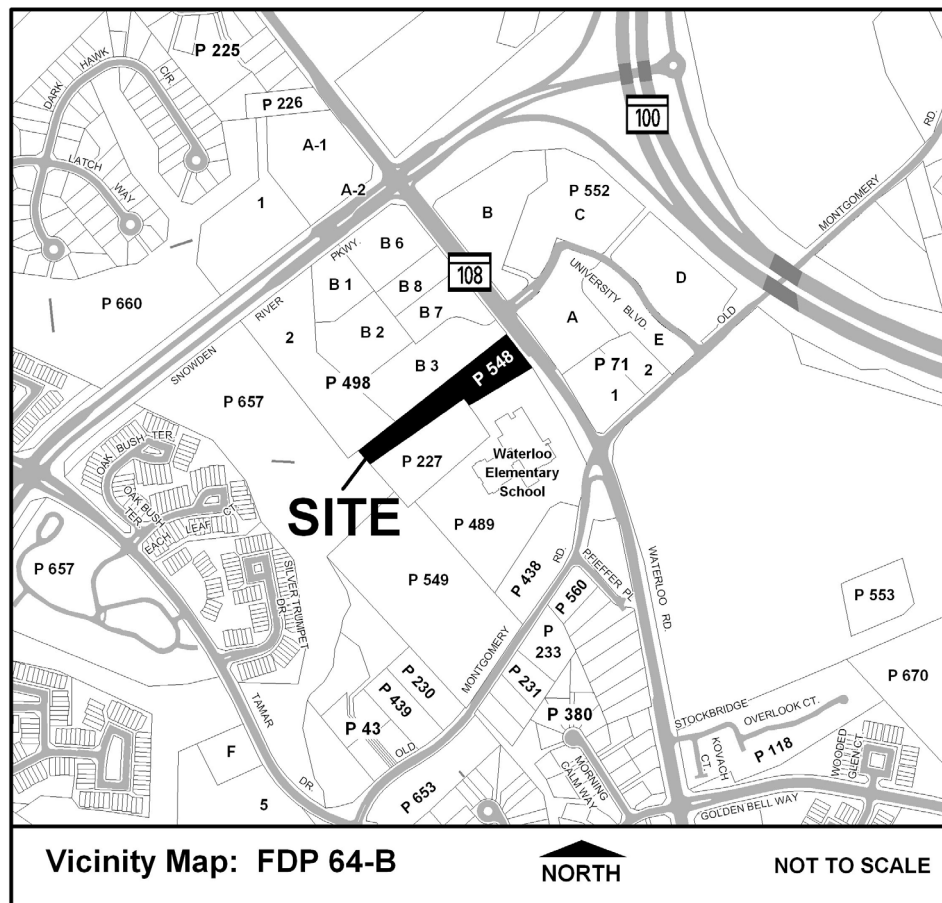
PLANNING BOARD MEETING OF MARCH 27, 2008

Case/Petitioner: FDP 64-B, Poteet, Parcel 5/Howard Research and Development Corp.

Subject: FDP 64-B, Poteet, Parcel 5

Request: The request is for Planning Board Approval of Final Development Plan Phase 64-B (FDP 64-B) which is an amendment to previously approved and recorded FDP Sixty-Four-5 and FDP 64 A. The purpose of this FDP amendment is to amend 2.69 acres of New Town (NT) Zoning District land currently classified for Single Family Low Density (SFLD) land use to Employment Center, Commercial (EC, COMM) land use, and to amend the Map, Criteria and Tabulation accordingly, in accordance with Section 125.C.4 of the Howard County Zoning Regulations.

Location: The site, Tax Map (TM) Parcel 548 on Tax Map 37, is located on the west side of Waterloo Road/MD Route 108, approximately 850 feet south of Snowden Parkway, in the Sixth Election District of Howard County, Maryland.



Vicinal Properties:

The subject site is bounded on the north by Route 108 Commercial, Open Space Lot 2, zoned NT-Open Space, improved with a stormwater management facility and Route 108 Commercial, Parcel B-3, zoned NT-EC, COMM, improved with a commercial building; on the east by Waterloo Road/MD Route 108, a public road; on the south by TM Parcel 489, zoned R-20 (Residential: Single), improved with the Waterloo Elementary School, a public school and TM Parcel 227, zoned CCT (Community Center Transitional Zoning District), improved with two single family detached units and a driveway; and on the west by the Village of Long Reach, Section 3, Area 2, Open Space Lot 3, zoned NT-Open Space, unimproved.

Site History:

- A. FDP 64, recorded 12/03/66
- B. FDP Sixty-Four-5, recorded 07/09/69
- C. FDP 64 A, recorded 12/20/72
- D. F-08-040, final plat to subdivide TM Parcels 227 and 548 into Waterloo Crossing, Parcel A, in revised review processing
- E. PB 383/Comprehensive Sketch Plan, S-08-002/FDP 64-B Criteria, Planning Board hearing scheduled on 03/27/08
- F. SDP-07-102, Waterloo Crossing, Parcel A, will be scheduled for presentation at a future Planning Board meeting after PB 383, S-08-002 and FDP 64-B have been approved by the Planning Board.

Site Analysis:

The land use amendment of EC, COMM proposed by this Final Development Plan Phase (FDP 64-B) is in accordance with approved Comprehensive Sketch Plan, S-08-002, and the future Decision and Order for PB 383, and where the Preliminary Development Plan (PDP) indicates Single Family Low Density (SFLD) land use for this site, this FDP indicates EC, COMM land use.

General Comments:

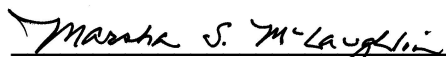
- 1. The Criteria, Map and Tabulation for FDP 64-B are consistent with the original Criteria, Map and Tabulation presented for PB 383.
- 2. The PB 383, S-08-002, FDP 64-B and SDP-07-102 files are available for public review at the Department of Planning and Zoning public service counter, Monday through Friday, 8:00 am to 5:00 pm, except on Howard County Government observed holidays.

SRC Action:

By letter dated January 11, 2008, the Department of Planning and Zoning (DPZ) informed the Petitioner that the FDP 64-B, Criteria, Map and Tabulation, was determined to be "approvable" by the Subdivision Review Committee (SRC), subject to minor revisions and updates.

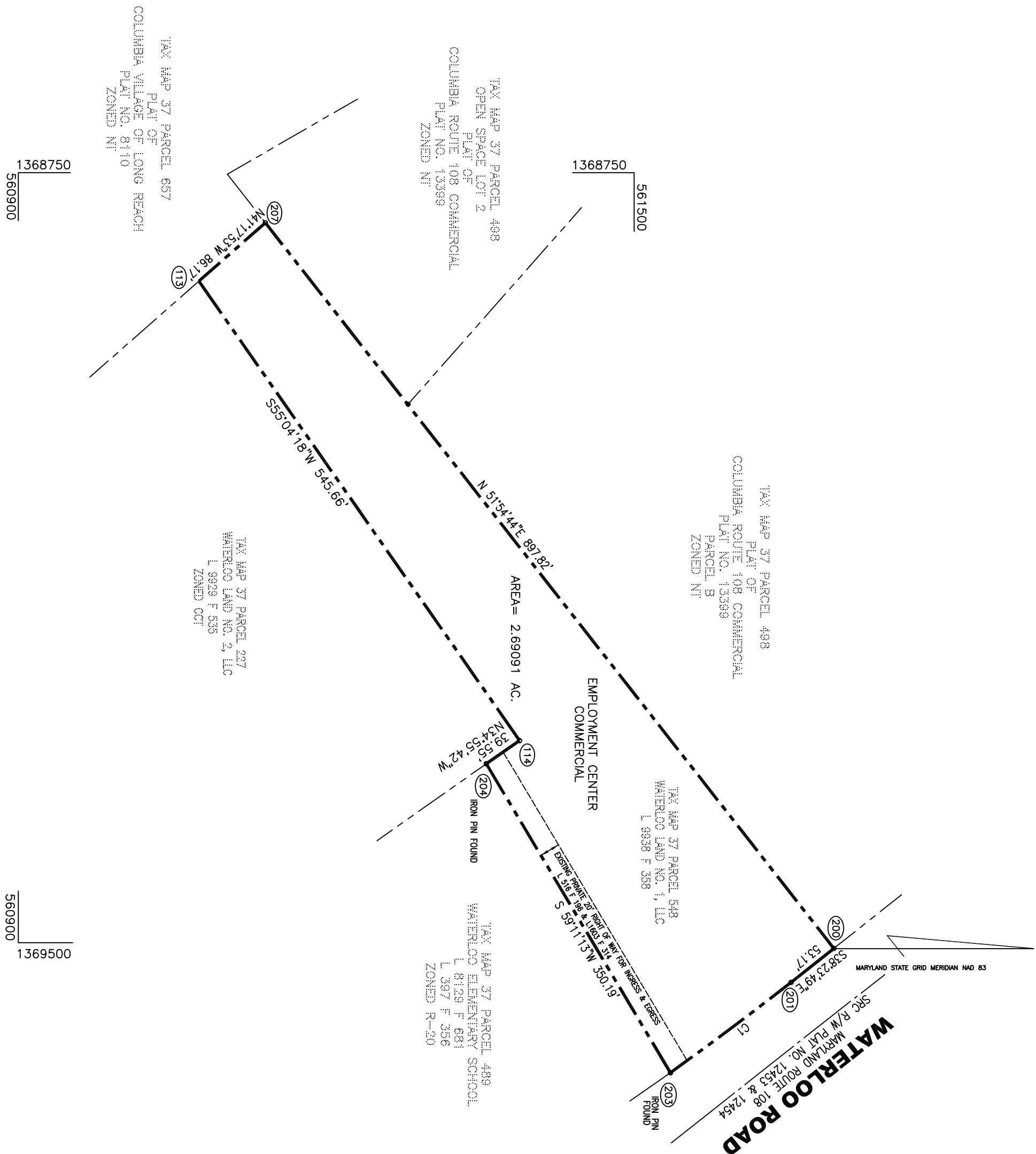
Recommendation:

Based upon the above findings, the Department of Planning and Zoning recommends that the Planning Board **approval** of FDP 64-B, subject to the minor revisions and updates enclosed with the DPZ letter dated 01/11/08.

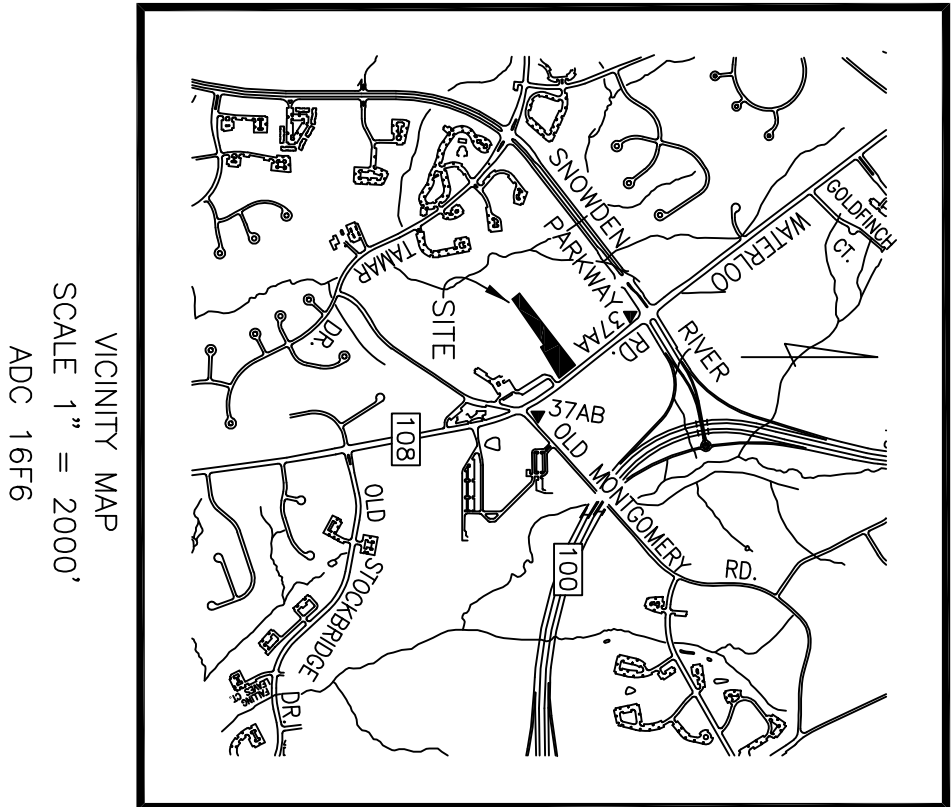

Marsha McLaughlin, Director
Department of Planning and Zoning

03/10/08
Date

CURVE DATA			
CURVE	ARC	RADIUS	TANGENT DELTA CHORD
C1	146.82°	3304.79'	73.42' 02°32'44" S36°48'53"E 146.81'



COORDINATE LIST		
POINT	NORTH	EAST
113	561075.90482	1368855.71605
114	561388.32361	1369303.08540
200	561694.48232	1369505.49077
201	561652.81160	1369538.51502
203	561535.27891	1369626.48798
204	561355.89782	1369325.72984
207	561140.64313	1368798.84584



VICINITY MAP
SCALE 1" = 2000'
ADC 16F6

- SUMMARY OF AMENDMENTS, PHASE 64-B:
- Revised the first sheet to change the permitted land use from "S.F.L.D." (Single Family Low Density) to "Employment Center Commercial".
 - Revised the second sheet to change the permitted land use from "S.F.L.D." (Single Family Low Density) to "Employment Center Commercial", to add "CCT (Community Center Transition Zoning District)" land uses to Criteria Section 7, Permitted Uses, and to revise the other related Criteria Sections and the Tabulation of Land Use in accordance with the new permitted land uses.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE SIXTY-FOUR-5, SHEET 1 OF 2, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARLAND ON JULY 9, 1969 AS PLAT BOOK 16, FOLIO 125.

(POTEE) PARCEL #5

OWNER/DEVELOPER
WATERLOO LAND NO. 1, LLC
301 TRANSYLVANIA AVE
RALEIGH, NC 27609
(919) 789-9289

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE SIXTY-FOUR-B
6TH ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1" = 100' NOVEMBER, 2007 SHEET 1 OF 2

ROBERT H. VOGEL
ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PREPARED AS TO SHEET I
IN ACCORDANCE WITH THE ZONING REGULATIONS
AND HOWARD COUNTY
ADOPTED FEBRUARY 2, 2004.

LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMMISSIONER CASE B.C.C. 412 RESOLUTION APPROVED AUG. 10, 1965.
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 608 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED Z.B. CASE 603 RESOLUTION APPROVED DECEMBER 29, 1976
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
AMENDED Z.B. CASE 839 RESOLUTION APPROVED NOVEMBER 19, 1992
AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1993
AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004.

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA
PHASE 64-B

The Area included within the Final Development Plan Phase is applicable to Parcel 5, Phase 64-B:

1. PUBLIC STREETS AND ROADS - Section 125-C-3-B:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-B:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-B:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and the Department of Public Works.
4. DRAINAGE FACILITIES - Section 125-C-3-B:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and the Department of Public Works.
5. RECREATIONAL, SCHOOL AND PARK USES - Section 125-C-3-C:
To be shown on Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 125-C-3-D1:
The term "structure" as used in this Final Development Plan Phase, shall include but not be limited to:
 Cornices and eaves;
 Roof or building overhangs;
 Chimneys;
 Porches, decks, open or enclosed;
 Bay windows, oriels, vestibules, balconies;
 Privacy walls or screens; and
 All parts of any building's dwelling, or accessory building

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices, and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, vestibules, balconies, or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area, and porches, decks, open or enclosed, may project not more than three (3) feet into the front or rear setback area, and where land use is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within fifty (50) feet of the right-of-way thereof, except, however, that structures may be constructed within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

- | | |
|--|---|
| Signage | Trellises |
| Shrubbery | Excavations or fill |
| Trees | Fencing under 6 feet in height |
| Ornamental landscaping | Retaining Walls under 3 feet in height |
| Awnings, exterior lighting fixtures, fire hydrants, gardens, mail boxes and survey monuments | Driveways, walks, patios and parking surfaces |
| Similar minor structures | Required noise barriers or noise walls |

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department of Planning and Zoning.

Fences or walls, if located within the setback area adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except, however, in accordance with a site development plan approved by the Howard County Planning Board.

6C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL.

No structure shall be located within thirty (30) feet of the right-of-way of any public street, road or highway, except, however, that the structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan as approved by the Howard County Planning Board. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph 6C-1, buildings and other structures may be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time the site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

7. PERMITTED USES - Section 125-C-3-D-2:
7C-3 EMPLOYMENT CENTER LAND USE - COMMERCIAL.

All uses permitted in the CCT (Community Center Transition) District are permitted including, but not limited to, all of the following:

1. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
 2. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations, or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
 3. Government buildings, facilities and uses, including public schools and colleges.
 4. Professional, business, medical and dental offices, and conference centers.
 5. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
 6. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer
 7. Museum, art galleries and libraries.
 8. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
 9. Self service laundry and laundry and/or dry cleaning pickup stations.
 10. Non-profit clubs, lodges, community halls.
 11. Antique shops, art galleries and craft shops.
 12. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnastics, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
- Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

8. HEIGHT LIMITATIONS - Section 125-C-3-D-3:

8C-3 COMMERCIAL LAND USE:

No height limitation is imposed upon structures constructed within this Final Development Plan Phase provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

TABULATION OF LAND USE	
LAND USE	ACRES
EMPLOYMENT CENTER COMMERCIAL	2.69

9. PARKING REQUIREMENTS - Section 125-C-3-D-3:

9C-2 COMMERCIAL LAND USE AREAS.

1. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales use.
2. Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan which are devoted to office uses.
3. No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily service tenants and employees of such buildings.
4. One (1) parking space shall be provided for each bedroom contained within any hotel, inn or similar facility constructed upon the land encompassed by this Final Development Plan Phase; one (1) parking space shall be provided for each five (5) employees of such facility.
5. One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility; one (1) parking space shall be provided for each five (5) employees of such facility.
6. Hospitals, clinics and accessory buildings. One (1) parking space shall be provided for each two (2) beds. One (1) parking space shall be provided for each employee on a major shift. Eight (8) parking spaces shall be provided for each doctor treating outpatients on the major shift.
7. Perpendicular parking may be established at or below grade or in elevated levels or decks in nine (9) foot by sixty (60) foot clear span modules. In the event that angular parking shall be provided, the dimensions of the parking spaces and aisles shall be subject to further approval by the Howard County Planning Board. Both of the above concepts shall be constructed in accordance with a site development plan approved by the Howard County Planning Board.
8. The Parking Regulations of the Howard County Zoning Regulations. Section 133 shall govern the parking requirements of those land use areas thereunder which are utilized for uses permitted within the CCT (Community Center Transition) District, except, however, that additional or supplemental parking requirements for those land use areas thereunder which are utilized for uses permitted within the CCT (Community Center Transition) District may be established in accordance with a site development plan as approved by the Howard County Planning Board.

10. SETBACK PROVISIONS - Section 125-C-3-D-3:

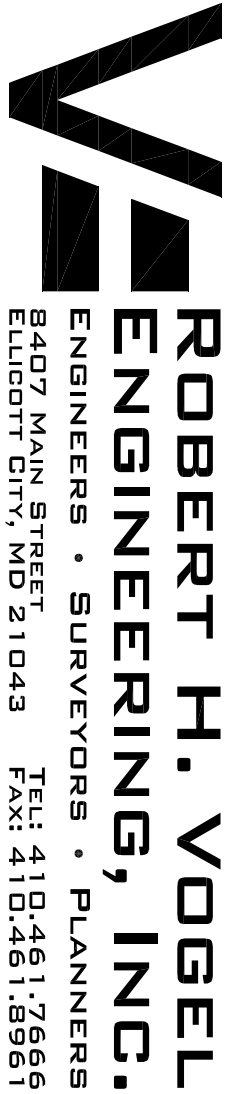
10A GENERALLY.

- a. Setbacks shall conform to the requirements of Section 6 above.
- b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 125-C-3-D-3:
As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS - Section 125-C-3-D-3:
No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

- SUMMARY OF AMENDMENTS, PHASE 64-B:
- A. Revised the first sheet to change the permitted land use from "S.F.L.D." (Single Family Low Density) to "Employment Center Commercial".
 - B. Revised the second sheet to change the permitted land use from "S.F.L.D." (Single Family Low Density) to "Employment Center Commercial", to add "CCT (Community Center Transition Zoning District)" land uses to Criteria Section 7, Permitted Uses, and to revise the other related Criteria Sections and the Tabulation of Land Use in accordance with the new permitted land uses.



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ELLICOTT CITY, MD 21043

TEL: 410.461.7666
FAX: 410.461.8961

PREPARED AS TO SHEET I
IN ACCORDANCE WITH THE ZONING REGULATIONS
AND HOWARD COUNTY
ADOPTED FEBRUARY 2, 2004.

LAND SURVEYOR'S SIGNATURE

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXECUTIVE SECRETARY

DATE

H. C. P. B. CHAIRMAN

DATE

BOARD OF COUNTY COMMISSIONER CASE B.C.C. 412 RESOLUTION APPROVED AUG. 10, 1965.

AMENDED B.C.C. CASE 307 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 609 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED Z.B. CASE 603 RESOLUTION APPROVED DECEMBER 29, 1976
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 29, 1976
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
AMENDED Z.B. CASE 839 RESOLUTION APPROVED NOVEMBER 19, 1992
AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1993
AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN
PHASE 64 A SHEET 1 OF 1, RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY, MARYLAND ON DECEMBER 20, 1972 AS PLAT BOOK 20, FOLIO 171.

FINAL DEVELOPMENT PLAN CRITERIA FOR

EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

(POTEET) PARCEL #5

OWNER/DEVELOPER

WATERLOO LAND NO. 1, LLC WATERLOO LAND NO. 2, LLC
301 TRANSYLVANIA AVE 301 TRANSYLVANIA AVE
RALEIGH, NC 27609 RALEIGH, NC 27609
(919) 789-9289 (919) 789-9289

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE SIXTY-FOUR-B
6TH ELECTION DISTRICT HOWARD COUNTY, MD
NOVEMBER, 2007 SHEET 2 OF 2